116.0	0001	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,000 / 635,000
					USE VALUE:	635,000 / 635,000
					ASSESSED:	635,000 / 635,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRALEY ANDREW/CARA
Owner 2:	
Owner 3:	
Street 1:	81 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNETT MARK -
Owner 2:	-
Street 1:	83 BURNS HILL RD
Twn/City:	HUDSON
St/Prov:	NH Cntry:
Postal:	03051

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	210,500	2,400	422,100	635,000
Total Card	0.140	210,500	2,400	422,100	635,000
Total Parcel	0.140	210,500	2,400	422,100	635,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.47 | /Parcel: 472.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74387
GIS Ref:
GIS Ref:
Insp Date: 09/24/18

!8998!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,500	2400	6,100.	422,100	635,000	635,000	Year End Roll	12/18/2019
2019	101	FV	181,500	2400	6,100.	416,100	600,000	600,000	Year End Roll	1/3/2019
2018	101	FV	181,300	2400	6,100.	319,600	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	181,300	2400	6,100.	301,500	485,200	485,200	Year End Roll	1/3/2017
2016	101	FV	181,300	2400	6,100.	277,400	461,100	461,100	Year End	1/4/2016
2015	101	FV	170,100	2400	6,100.	259,300	431,800	431,800	Year End Roll	12/11/2014
2014	101	FV	170,100	2400	6,100.	238,800	411,300	411,300	Year End Roll	12/16/2013
2013	101	FV	170,100	2400	6,100.	238,800	411,300	411,300		12/13/2012

PRINT

Date	Time
12/10/20	23:31:25

LAST REV

Date	Time
10/02/18	09:05:14

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT MARK	49374-546		4/30/2007		430,000	No	No		
BENNETT GORDON	31983-472		11/1/2000	Family	100	No	No	4	
	10116-339		9/5/1962			No	No		N

USER DEFINED

Prior Id # 1:	74387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2010	597	Wood Dec	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
12/3/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal
2/10/2000	Meas/Inspect	263	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	6									422,102						422,100	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,102 | Spl Credit | Total: 422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	138.929
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305044
Depreciation:	94564
Depreciated Total:	210480

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

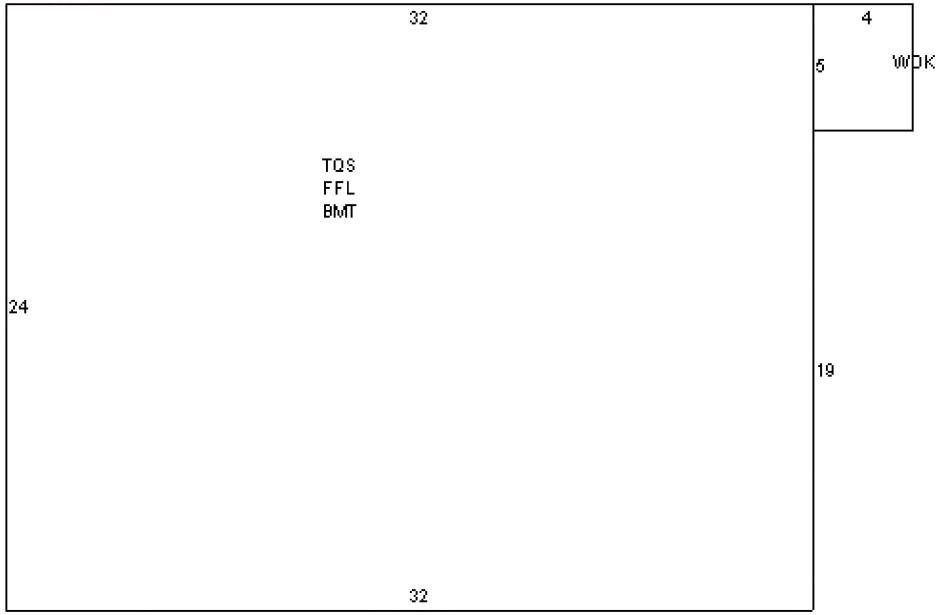
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.93
Special Features:	0	Val/Su Net:	98.73
Final Total:	210500	Val/Su SzAd	156.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.680	32,009
FFL	First Floor	768	138.930	106,698
TQS	3/4 Story	576	138.930	80,023
WDK	Deck	20	15.680	314

Net Sketched Area:	2,132			Total:	219,044
Size Ad	1344	Gross Are	2324	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0001-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X14	G	GD	2010	14.94	T	5.4	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400